PT OF LOT 33 (EX S-7)
IN OR 1704/1453
1979 TRIO DW/MH

HENDERSON ANDY
17795 ANDREWS RD
HILLIARD, FL 32046

2025

35-4N-23-2020-0033-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

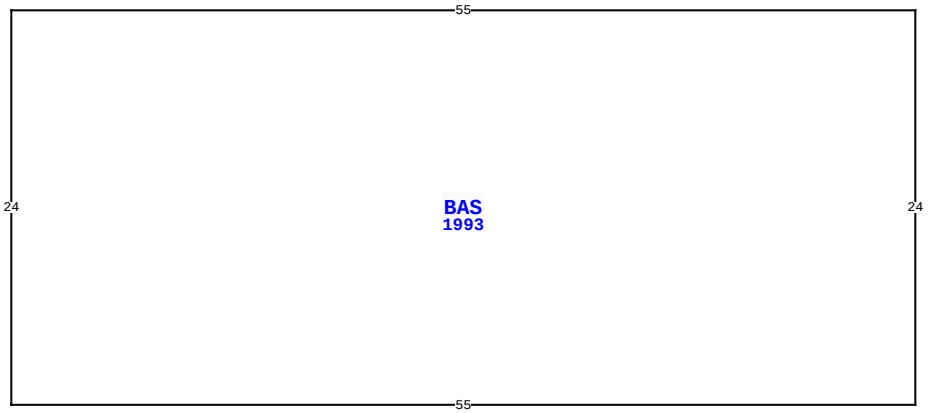
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1993	1,320	29,082
TOTALS	1,320			1,320	29,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,320	91.8000	73.44	96,941	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2019 Heated Area: 1320 HX Base Yr 2019



17795 ANDREWS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		29,082
TOTAL MARKET OB/XF VALUE		360
TOTAL LAND VALUE - MARKET		64,350
TOTAL MARKET VALUE		93,792
SOH/AGL Deduction		54,600
ASSESSED VALUE		39,192
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,192
TOTAL JUST VALUE		93,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5313	CO ISSUED	0	12/07/2010
M15760	H/AC	0	11/01/2010
P14532	NEW CONSTR	0	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1704/1453	10/07/2010	WD	U	I	30	26,600
GRANTOR: HENDERSON MARTY C						
GRANTEE: HENDERSON ANDY						
0312/0572	4/01/1980	WD	Q	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S24 E55 N24$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	100	18	10	180.00	SF	5.00	5.00	100	2010	2010	3	40	360	

LAND DESCRIPTION

TOTAL OB/XF 360

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.43	AC		1.00	1.00	1.00	45,000.00	45,000.00	64,350							

REVIEW DATE 10/02/2020 BY TWA Total Acres: 1.43 Total Land Value: 64,350 Market: 0 Agricultural: 0 Common: 64,350 PRINTED 07/30/2025 BY SYS